

2011 Property Tax Report

Carroll County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Carroll County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Carroll County

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	2,382	43.5%	339	6.2%
No Change	251	4.6%	48	0.9%
Lower Tax Bill	2,844	51.9%	5,090	92.9%
Average Change in Tax Bill	-3.0%		-37.4%	
Detailed Change in Tax Bill				
20% or More	218	4.0%	184	3.4%
10% to 19%	618	11.3%	63	1.2%
1% to 9%	1,546	28.2%	92	1.7%
0%	251	4.6%	48	0.9%
-1% to -9%	1,358	24.8%	177	3.2%
-10% to -19%	1,040	19.0%	407	7.4%
-20% to -29%	286	5.2%	671	12.3%
-30% to -39%	67	1.2%	902	16.5%
-40% to -49%	22	0.4%	1,265	23.1%
-50% to -59%	20	0.4%	896	16.4%
-60% to -69%	17	0.3%	356	6.5%
-70% to -79%	9	0.2%	132	2.4%
-80% to -89%	6	0.1%	92	1.7%
-90% to -99%	2	0.0%	49	0.9%
-100%	17	0.3%	143	2.6%
Total	5,477	100.0%	5,477	100.0%

Note: Percentages may not total due to rounding.

★★★★★★
*THE AVERAGE HOMESTEAD
 TAX BILL DECREASED
 BECAUSE OF LOWER TAX
 RATES*
 ★★★★★★

Homestead Property Taxes

Homestead property taxes decreased 3.0% on average in Carroll County in 2011. This was less than the state average increase of 4.4%. Carroll County homestead taxes were 37.4% lower in 2011 than they were in 2007, before the big tax reform. This tax bill decrease was due to a drop in Carroll County tax rates in the Delphi School Corporation. Tax rates increased slightly in other taxing districts. The school tax rate reduction was more than enough to offset the phaseout of the state homestead credit in 2011. The state homestead credit was 4.9% in Carroll County in 2010. Outside of that school district, the loss of the state homestead credit increased homeowner tax bills.

Tax Rates

Property tax rates decreased in about half of Carroll County tax districts, including those with the biggest tax levies. The average tax rate fell by 6.8% as a result. The average rate decreased because of a large levy decrease and a small increase in net assessed value. Levies in Carroll County decreased by 5.9%. All of this decrease came from reductions in the Delphi School Corporation's levies, especially for debt service and bus replacement. Carroll County's total net assessed value increased 0.7% in 2011. (The certified net AV used to compute tax rates rose by 1.0%.) Homestead and apartment net assessments fell 0.8%, and business net assessments fell 1.4%. Other residential net assessments increased slightly, and agricultural net assessments increased by 3.3%.

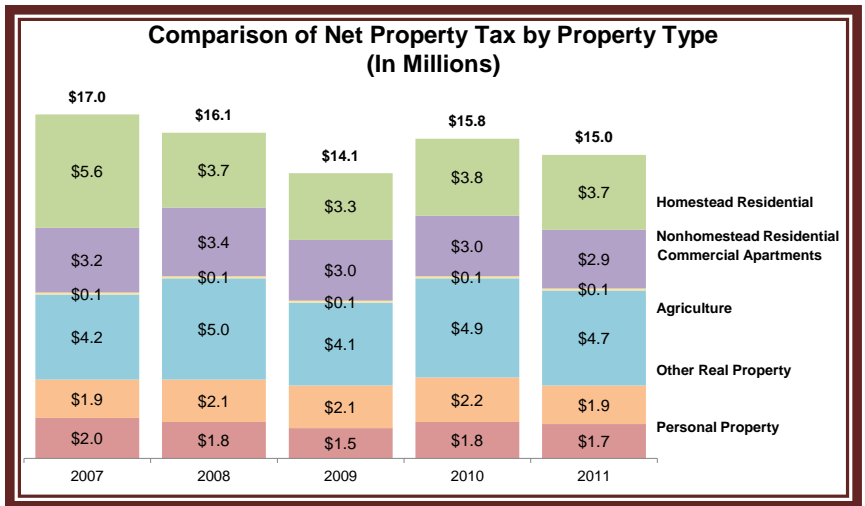
★★★★★★

*SMALL DECREASE IN TAX BILLS FOR
NONHOMESTEAD RESIDENTIAL PROPERTY;
A LARGER DECREASE FOR BUSINESS*

★★★★★★

Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers fell 4.5% in Carroll County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills decrease by 2.0%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - were down by 9.7%. Agricultural tax bills fell 3.5%, despite the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011. These tax bill reductions reflect the decline in tax rates in Carroll County in 2011. Tax bills for commercial apartments rose 5.7%, partly because of a reduction of tax cap credits.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS INCREASED
SLIGHTLY IN 2011*

★★★★★★

Total tax cap credit losses in Carroll County were \$748,757, or 4.6% of the levy. This was less than the state average loss rate of 9.2%, but slightly higher than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Carroll County's tax rates were lower than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; the rest were split between the 1% homestead and 3% business categories. By far the largest percentage losses were Delphi and Camden, where district tax rates were well above \$3 per \$100 assessed value. The largest dollar losses were in Delphi, Delphi Schools, and the county unit.

Carroll County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$106,445	\$565,639	\$215,380	\$4,500	\$891,964	5.1%
2011 Tax Cap Credits	107,184	494,952	142,750	3,871	748,757	4.6%
Change	\$739	-\$70,687	-\$72,630	-\$629	-\$143,207	-0.5%

Tax cap credits decreased in Carroll County in 2011 by \$143,207, or 16.1%. The credit reduction

represents 0.5% of the total tax levy. Most of the decreases in tax cap credits were in the 2% and 3% tax cap categories. These reductions were due to the drop in tax rates. Credits increased in the 1% homestead category because of the elimination of the state homestead credit.

The Effect of Recession

The 2009 recession affected Carroll County assessments for pay-2011. Business and homestead property values and construction activity appear to have fallen in Carroll County in 2009. Other residential activity barely increased. Carroll County has a large agricultural sector, however. The assessment reductions were offset by increases in agricultural assessments, which were due to the rise in the base rate assessment of farmland.

★★★★★★

*THE 2009 RECESSION REDUCED
BUSINESS AND HOMESTEAD
ASSESSMENTS IN PAY-2011*

★★★★★★

Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$688,795,300	\$685,330,550	-0.5%	\$291,538,290	\$289,256,287	-0.8%
Other Residential	175,783,000	176,267,660	0.3%	175,087,356	175,622,351	0.3%
Ag Business/Land	344,966,500	356,273,600	3.3%	344,548,370	355,936,050	3.3%
Business Real/Personal	259,833,900	251,408,720	-3.2%	206,366,960	203,463,430	-1.4%
Total	\$1,469,378,700	\$1,469,280,530	0.0%	\$1,017,540,976	\$1,024,278,118	0.7%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Carroll County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	%Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	22,986,912	24,319,077	14,662,220	16,805,119	15,818,123	5.8%	-39.7%	14.6%	-5.9%
State Unit	23,364	25,321	0	0	0	8.4%	-100.0%		
Carroll County	4,156,859	4,140,701	3,812,834	3,739,686	3,756,814	-0.4%	-7.9%	-1.9%	0.5%
Adams Township	10,123	10,728	10,767	10,600	10,612	6.0%	0.4%	-1.6%	0.1%
Burlington Township	108,288	114,619	110,932	108,212	108,394	5.8%	-3.2%	-2.5%	0.2%
Carrollton Township	13,300	14,064	14,084	13,812	13,840	5.7%	0.1%	-1.9%	0.2%
Clay Township	44,945	45,799	43,615	82,008	66,367	1.9%	-4.8%	88.0%	-19.1%
Deer Creek Township	156,675	160,530	157,339	153,677	63,805	2.5%	-2.0%	-2.3%	-58.5%
Democrat Township	43,782	45,156	44,186	43,424	36,934	3.1%	-2.1%	-1.7%	-14.9%
Jackson Township	62,601	65,540	64,860	63,475	63,235	4.7%	-1.0%	-2.1%	-0.4%
Jefferson Township	54,773	59,383	59,426	58,089	57,998	8.4%	0.1%	-2.2%	-0.2%
Liberty Township	30,378	31,427	31,398	30,689	30,700	3.5%	-0.1%	-2.3%	0.0%
Madison Township	20,675	21,014	20,336	20,204	4,637	1.6%	-3.2%	-0.6%	-77.0%
Monroe Township	44,262	45,005	43,327	42,395	42,454	1.7%	-3.7%	-2.2%	0.1%
Rock Creek Township	32,921	34,066	33,984	33,217	33,209	3.5%	-0.2%	-2.3%	0.0%
Tippecanoe Township	43,197	45,511	42,602	41,516	20,946	5.4%	-6.4%	-2.5%	-49.5%
Washington Township	8,714	21,242	20,858	21,140	21,605	143.8%	-1.8%	1.4%	2.2%
Delphi Civil City	1,414,940	1,472,640	1,437,555	1,443,229	1,538,407	4.1%	-2.4%	0.4%	6.6%
Burlington Civil Town	111,410	116,877	114,088	112,068	111,791	4.9%	-2.4%	-1.8%	-0.2%
Camden Civil Town	124,723	127,809	125,642	127,840	127,140	2.5%	-1.7%	1.7%	-0.5%
Flora Civil Town	680,137	698,651	605,224	649,745	646,902	2.7%	-13.4%	7.4%	-0.4%
Yeoman Civil Town	9,077	9,435	8,308	8,306	9,029	3.9%	-11.9%	0.0%	8.7%
Carroll Consolidated School Corp	4,062,783	4,414,488	1,690,811	2,335,146	2,406,381	8.7%	-61.7%	38.1%	3.1%
Delphi Community School Corp	7,688,086	8,052,250	3,360,861	4,924,339	3,789,765	4.7%	-58.3%	46.5%	-23.0%
Rossville Consolidated School Corp	743,019	848,945	476,157	442,737	419,809	14.3%	-43.9%	-7.0%	-5.2%
Twin Lakes Community School Corp	2,610,850	2,966,694	1,616,962	1,593,350	1,726,858	13.6%	-45.5%	-1.5%	8.4%
Camden Public Library	27,917	36,041	35,232	34,448	34,428	29.1%	-2.2%	-2.2%	-0.1%
Delphi Public Library	449,322	480,585	470,577	463,599	463,148	7.0%	-2.1%	-1.5%	-0.1%
Flora Public Library	209,791	214,556	210,255	208,168	212,915	2.3%	-2.0%	-1.0%	2.3%
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0				

Carroll County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
08001	Adams Township	1.2378	3.7618%	--	--	--	--	--	1.1912
08002	Burlington Township	1.3042	3.7618%	--	--	--	--	--	1.2551
08003	Burlington (Burlington)	1.9904	3.7618%	--	--	--	--	--	1.9155
08004	Carrollton Township	1.1774	3.7618%	--	--	--	--	--	1.1331
08005	Clay Township	1.2936	3.7618%	--	--	--	--	--	1.2449
08006	Deer Creek Township	1.6024	3.7618%	--	--	--	--	--	1.5421
08007	Delphi (Deer Creek)	3.6845	3.7618%	--	--	--	--	--	3.5459
08008	Democrat Township	1.2173	3.7618%	--	--	--	--	--	1.1715
08009	Jackson Township	1.5521	3.7618%	--	--	--	--	--	1.4937
08010	Camden (Jackson)	3.3486	3.7618%	--	--	--	--	--	3.2226
08011	Jefferson Township	1.2251	3.7618%	--	--	--	--	--	1.1790
08012	Yeoman (Jefferson)	1.5429	3.7618%	--	--	--	--	--	1.4849
08013	Liberty Township	1.5052	3.7618%	--	--	--	--	--	1.4486
08014	Madison Township	1.4652	3.7618%	--	--	--	--	--	1.4101
08015	Monroe Township	1.4207	3.7618%	--	--	--	--	--	1.3673
08016	Flora (Monroe)	2.7971	3.7618%	--	--	--	--	--	2.6919
08017	Rock Creek Township	1.6825	3.7618%	--	--	--	--	--	1.6192
08018	Tippecanoe Township	1.4796	3.7618%	--	--	--	--	--	1.4239
08019	Washington Township	1.1916	3.7618%	--	--	--	--	--	1.1468

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Carroll County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	107,184	494,952	142,750	3,871	748,757	15,818,123	4.7%
<i>TIF Total</i>	0	0	0	0	0	608,948	0.0%
<i>County Total</i>	107,184	494,952	142,750	3,871	748,757	16,427,071	4.6%
Carroll County	12,662	54,469	14,754	865	82,749	3,756,814	2.2%
Adams Township	0	0	0	1	1	10,612	0.0%
Burlington Township	58	0	0	9	67	108,394	0.1%
Carrollton Township	0	0	0	6	6	13,840	0.0%
Clay Township	0	0	0	7	7	66,367	0.0%
Deer Creek Township	932	3,760	1,506	4	6,203	63,805	9.7%
Democrat Township	0	0	0	0	0	36,934	0.0%
Jackson Township	63	796	58	14	933	63,235	1.5%
Jefferson Township	45	0	0	17	62	57,998	0.1%
Liberty Township	0	0	0	0	0	30,700	0.0%
Madison Township	0	0	0	0	0	4,637	0.0%
Monroe Township	210	1,282	0	11	1,503	42,454	3.5%
Rock Creek Township	99	0	0	54	153	33,209	0.5%
Tippecanoe Township	7	0	0	8	15	20,946	0.1%
Washington Township	6	0	0	8	14	21,605	0.1%
Delphi Civil City	47,789	204,608	81,946	264	334,607	1,538,407	21.8%
Burlington Civil Town	147	0	0	5	152	111,791	0.1%
Camden Civil Town	1,555	19,588	1,438	0	22,580	127,140	17.8%
Flora Civil Town	7,922	55,168	0	491	63,581	646,902	9.8%
Yeoman Civil Town	0	0	0	0	0	9,029	0.0%
Carroll Consolidated School Corp	5,109	29,935	0	589	35,633	2,406,381	1.5%
Delphi Community School Corp	25,175	105,678	38,830	812	170,495	3,789,765	4.5%
Rossville Consolidated School Corp	0	0	0	46	46	419,809	0.0%
Twin Lakes Community School Corp	1,190	0	0	460	1,651	1,726,858	0.1%
Camden Public Library	50	629	46	8	732	34,428	2.1%
Delphi Public Library	2,822	10,417	4,172	115	17,525	463,148	3.8%
Flora Public Library	1,343	8,622	0	77	10,042	212,915	4.7%
Delphi Public Library	0	0	0	0	0	0	
Carroll Redevelopment Comm	0	0	0	0	0	0	
Northwest Indiana Solid Waste Mgt Dist	0	0	0	0	0	0	
TIF - Deer Creek Township 006	0	0	0	0	0	608,948	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.